

182.0

0002

0001.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
858,100 / 858,100  
858,100 / 858,100  
858,100 / 858,100
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		MAYFLOWER RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: MCGINNITY GEORGE W	
Owner 2: LIFE ESTATE	
Owner 3:	

Street 1: 29 MAYFLOWER ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: MCGINNITY ANN MARIE &amp; GEORGE W -

Owner 2: -

Street 1: 29 MAYFLOWER ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 2278 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6333	Sq. Ft.	Site		0	70.	0.96	7										426,992						427,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6333.000	431,100		427,000	858,100		122922
							GIS Ref
							GIS Ref
							Insp Date
							05/18/18

1 of 1  
CARDResidential  
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858,100 / 858,100  
858,100 / 858,100  
858,100 / 858,100

!14222!

## PRINT

Date	Time
12/30/21	18:35:00

## LAST REV

Date	Time
09/14/21	09:59:49

## mmcmakin

14222

ASR Map:

## Fact Dist:

Reval Dist:

## Year:

LandReason:

## BldReason:

CivilDistrict:

## Ratio:



## SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
MCGINNITY ANN M	76029-97	1	10/29/2020 Convenience
MC GINNITY ANN	76029-94	1	10/29/2020 Convenience
MC GINNITY ANN	48154-210	9/13/2006 Family	1 No No
MC GINNITY GEOR	31853-481	9/25/2000 Family	1 No No
	15549-352	5/1/1984	1 No No A

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/18/2018		MEAS&NOTICE							BS			Barbara S
10/20/2008		Meas/Inspect							197			PATRIOT
3/9/2000		Inspected							264			PATRIOT
1/4/2000		Mailer Sent										
12/30/1999		Measured							163			PATRIOT
12/1/1981												WG

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6 - Colonial				Full Bath	Rating:																
Sty Ht: 2 - 2 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																
Foundation: 1 - Concrete				A 3QBth: 1	Rating: Very Good																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 4 - Vinyl				A HBth:	Rating:																
Sec Wall:			%	OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																
Color: WHITE				A Kits:	Rating:																
View / Desir:				Fpl: 1	Rating: Average																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C - Average				CONDO INFORMATION																	
Year Blt: 1947	Eff Yr Blt:			Location:																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdct:	Fact: .			Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION																	
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %																
Prim Int Wal: 1 - Drywall				Functional:		%															
Sec Int Wall:			%	Economic:		%															
Partition: T - Typical				Special:		%															
Prim Floors: 3 - Hardwood				Override:		%															
Sec Floors: 4 - Carpet	25 %			Total:	4.6 %																
Bsmnt Flr: 12 - Concrete				CALC SUMMARY																	
Subfloor:				Basic \$ / SQ:	130.00																
Bsmnt Gar:				Size Adj.: 1.11093068																	
Electric: 3 - Typical				Const Adj.: 0.99742496																	
Insulation: 2 - Typical				Adj \$ / SQ: 144.049																	
Int vs Ext: S				Other Features: 81299																	
Heat Fuel: 1 - Oil				Grade Factor: 1.00																	
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC: 100			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 451900																	
% Com Wal	% Sprinkled			Depreciation: 20787																	
				Depreciated Total: 431113																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 182.0-0002-0001.A										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
2	Frame Shed	D	Y	1	10X6	A	AV	1980	0.00	T	31.2	101									
More: N				Total Yard Items:				Total Special Features:				Total:									